



**HOWARD HANNA**  
REAL ESTATE SERVICES



**THE NIANOURIS  
COMMERCIAL TEAM**

**FOR SALE!**



**ADDRESS**

648 Watervliet Avenue  
Dayton, OH 45420

**Redevelopment Opportunity on Watervliet Ave!**

**\$499,900**

**PROPERTY FEATURES:**

- **7 Car Garage**
- **Rec Room**
- **52 Parking Spaces**
- **Over 9,000 SF plus Garage**



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-Commercial  
-Investments  
-Land

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## Fact Sheet

|                        |                                          |
|------------------------|------------------------------------------|
| <b>Address:</b>        | 648 Watervliet Ave                       |
| <b>Price:</b>          | \$499,900                                |
| <b>County:</b>         | Montgomery                               |
| <b>City:</b>           | Dayton                                   |
| <b>Building Size:</b>  | 9250 SF plus 2030 SF in the 7 Car Garage |
| <b>Lot Size:</b>       | 0.91 Acres: Approx. 125x320              |
| <b>Year Built:</b>     | 1915 with Many Additions and Remodels    |
| <b>Zoning:</b>         | MNC - Mature Neighborhood Commercial     |
| <b>Parking Spaces:</b> | 52                                       |
| <b>Roof:</b>           | Shingle and TPO                          |
| <b>HVAC:</b>           | Heat and Air, Multiple Styles of Units   |
| <b>Electric:</b>       | 400 Amp Single Phase, Multiple Panels    |
| <b>Ceiling Height:</b> | 8'                                       |
| <b>OH Doors:</b>       | Garage Doors Three 8x12 and One 8x8      |
| <b>Restrooms:</b>      | 4                                        |
| <b>Taxes:</b>          | \$9,179.65 Annually                      |

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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## **Property Description:**

Opportunity abounds! Over 10,000 square feet of building including a 7 car garage. This former funeral home is deed restricted so conversion to alternative uses or redevelopment is it's future.

With some renovation this could become your next club/organization facility or headquarters for a real estate, engineering, architectural, law group, or contractor offices with it's abundance of offices and storage . This property would also lend itself to a very large family home with main level rec room. Car collectors could consider converting the 30 X 62 rec room back into its original garage for storage of a huge collection. The current parking lot is configured for 52 spaces.

Lastly, as a redevelopment site, the lot is .91 acres and is currently zoned MNC Mature Neighborhood Commercial. Zoning permits multi family, banking, offices, retail, and service establishments. This Belmont neighborhood features numerous restaurants and retail stores. The 1 mile population is 16,936 and the traffic count is 10,000 Vehicles per Day. This site is just west of the intersection with Smithville Road. All utilities are on site.

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## AI Rendering of Remodeled Space



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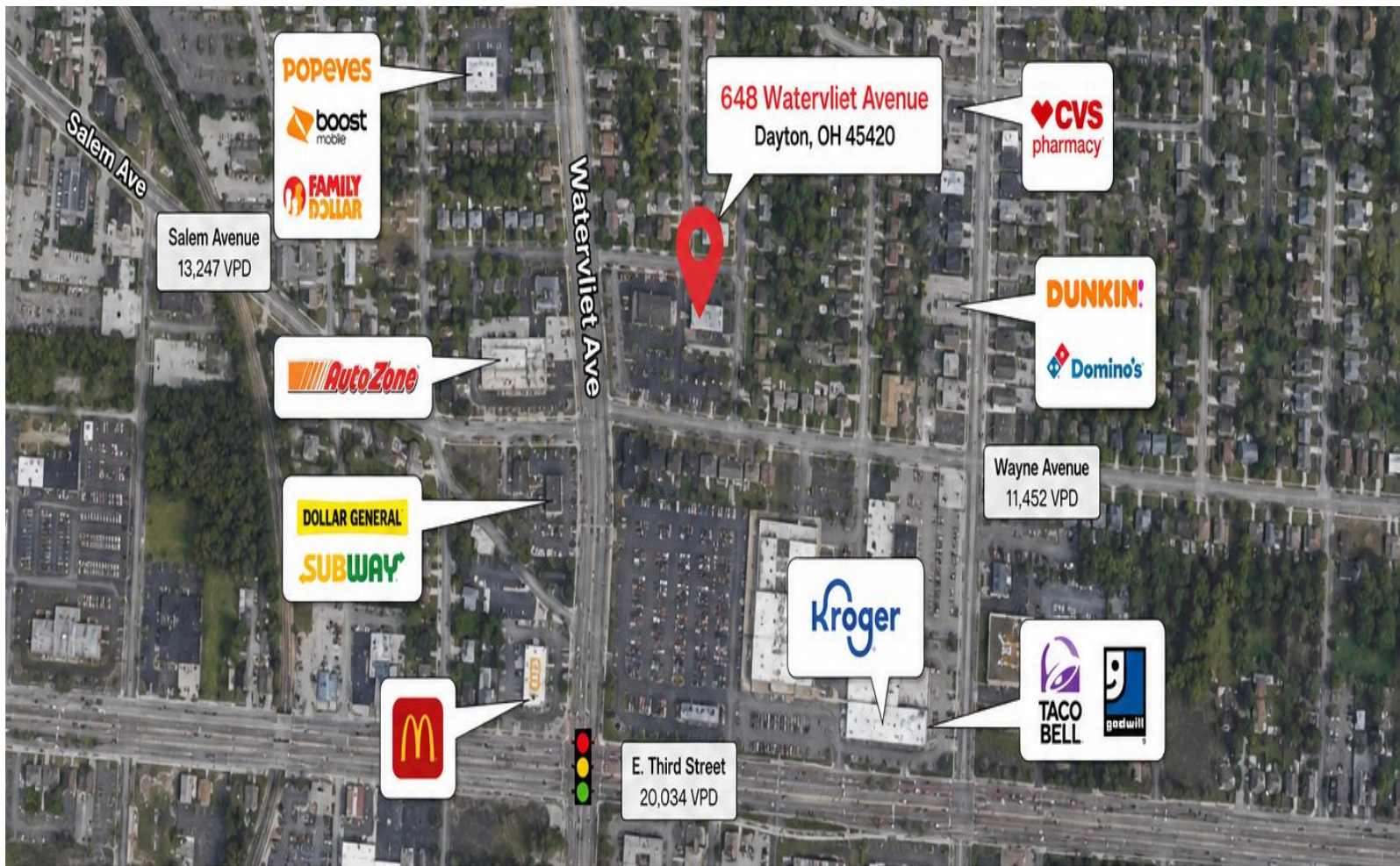
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